Royal Cornwall Hospitals NHS Trust Peninsula Dental School - Truro

Interserve

Case Study

Background

The Peninsula Dental School is the UK's first new dental school for 40 years. Funded from an investment award by the European Convergence Programme managed by South West Regional Development Agency it houses a state-of-the-art dental education facility.

The go-ahead to establish the Peninsula Dental School was won by the Peninsula Medical School in January 2006, when it was awarded 64 of the 100 new dental student places on offer from the Government.

The Peninsula Dental School in Truro was built alongside the Knowledge Spa, which is currently home to the Peninsula Medical School and Faculty of Health and Social Work. The building includes 32 dental chairs arranged in groups of eight for training purposes, four single surgeries for individual requirements, and research and office provision.

Treatments begin when the facility opens early in 2010 and will be available for routine treatments for HS patients and it is hoped that it will provide for those people currently without NHS dental provision.

It is estimated that the Peninsula Dental School in Truro will, at its peak, be able to treat up to 128 patients a day.

Professor Liz Kay, Dean of the Peninsula Dental School, said: *'Our objective is to contribute substantially to the long term dental health of the South West peninsula.'*

The Project

Interserve Health was appointed in February 2008 to help deliver the Trust's vision.

The project had endured a number of cost saving initiatives ahead of Interserve being appointed as PSCP for the project.

On appointment at Phase 3 it was soon apparent that the scheme was suffering from budget challenges requiring value engineering and option costs to suit funding streams.

Early option studies developed by Interserve Health in collaboration with the Trust, allowed the building to be rationalised bringing all the new facilities in to the two lower floors with upper floors laid to research, office space and an internal plant room.

This process helped to reduce the overall capital cost of the scheme to suit an affordability envelope for fit out options of either all four floors or lower floors only plus shell only to upper floors.

The facility is constructed as an extension to the existing Knowledge Spa, comprising 2400m2 of new build over four floors. Constructed on a brownfield site the building is constructed from Steel Frame, Composite Floors, SFS walling with through colour render and curtain walling.

The Project was let with a contractual requirement to achieve BREEAM Very Good. Both Contractor and Client worked together to achieve BREEAM Excellent.

Engineering features embraced in pursuance of BREEAM Excellent include under floor heating / cooling, Estack natural ventilation to

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Royal Cornwall Hospitals Trust and Interserve Health Working in Partnership

Facts & Figures:

- Planning and Projects Manager Garth Weaver (RCHT)
- Interserve Health appointed at Phase 3 on 6th February 2008
- Extension of existing 4 storey Knowledge Spa
- 2 floors of Clinical and Public Consultation Areas for Peninsula Dental School
- 1 Floor Research and Development for Plymouth Medical School
- 1 Floor Office Space for Royal Cornwall Hospital
- Value of £7.8m at GMP
- Restricted site adjoining an occupied Educational Facility

upper floor and Seedum Roof to Ground Floor.

Innovation

Value Engineering reduced the external build requirements by increasing the depth of the floor plate on the upper floors to absorb a roof top plant room, removing the flat roof to the rear elevation and deleting the requirement for stairs beyond the second floor. Further Construction Methods were adopted:-

- Precast Concrete Lift Shafts
- Precast Concrete Stairs
- Under floor Heating and Cooling
- Metsec external wall construction

Further cost savings were achieved by remodelling external levels to avoid excavating and reconstructing the existing access road, in turn reducing the spoil balance for the Project. Whilst on site constructing the Dental School Interserve Health were appointed PSCP for the Sexual Health Hub. Extension of site boundaries facilitated the storage and transfer of materials between projects again reducing the spoil away / import for both projects presenting further commercial and program advantages.

Lessons Learnt

A live 'Lessons Learnt Directory' was produced, maintained and regularly reviewed between Interserve Health, Royal Cornwall Hospital and Plymouth Hospitals NHS Trust. The purpose of the document was to draw on experiences at Devonport and Truro to benefit the future development at Derriford. Key points include:-

- Allocate as much equipment as possible as group 1
- Appoint an M&E Co-ordinator early –This is a very heavily serviced facility and needs much greater co-ordination between architectural and M&E design than might be required on other projects.

The Team

Client Trust
Royal Cornwall Hospitals NHS Trust
Trust Project Director
Professor Rob Sneydd
Trust Project Manager
Fiona O'Hagan
Trust Cost Advisors
Franklin and Andrews
Principal Supply Chain Partner
Interserve Health
Principal Supply Chain Members
Architect:
Devereux
Structural Engineer:
Clarke Bond
M&E Services Design:
Atkins
M&E Services Installation:
MJN Colston
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Gleeds
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Royal Cornwall Hospitals NHS
NHS Trust

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